



Dean Street

Aberdare, CF44 7BN

£79,950



- ** NO ONWARD CHAIN
- ** SPACIOUS 2 BEDROOM FIRST FLOOR FLAT
- ** PERFECT BUY TO LET INVESTMENT
- ** WELL PRESENTED MODERN APARTMENT SITUATED IN THE CENTRE OF ABERDARE TOWN
- ** COMMUNAL REAR GARDEN
- ** ENTRANCE HALL. WALK-IN STORAGE CUPBOARD. BATHROOM. 2 GOOD SIZE BEDROOMS
- ** LARGE OPEN PLAN LOUNGE/DINER AND KITCHEN
- ** UPVC DOUBLE GLAZED WINDOWS AND COMBI GAS CENTRAL HEATING (REPLACED IN 2023)
- ** TENURE IS LEASEHOLD 999 YEARS FROM 1985 SERVICE CHARGE IS £50.00 PER MONTH



Entrance Hall

Radiator. Doors to all principle rooms

Walk-in Storage cupboard/Wardrobe

Wall mounted gas boiler serving hot water and heating system.

Lounge/Diner/fitted Kitchen 23' x 10'5 (7.01m x 3.18m)

Upvc double glazed window to front aspect. two radiators. with a range of wall and base units incorporating stainless steel sink unit, gas hob and electric oven.

Bathroom 6'6 x 5'6 (1.98m x 1.68m)

With modern suite comprising bath, wash hand basin and w.c., shower over bath with shower screen. Radiator.

Bedroom 1 13'7 x 9'1 (4.14m x 2.77m)

Good size double bedroom with radiator. Upvc double glazed window to front aspect.

Bedroom 2

Upvc double glazed window to front aspect. Radiator.

Tenure

Leasehold 999 years from 1985 with a service charge of £50.00 per calendar month.

Disclaimer

N.B Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein.

The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor or Manning Estate Agents, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available. Items shown in photographs are NOT included unless specifically mentioned in particulars. They may however be available by separate negotiation.

The Property Misdescription Act 1991

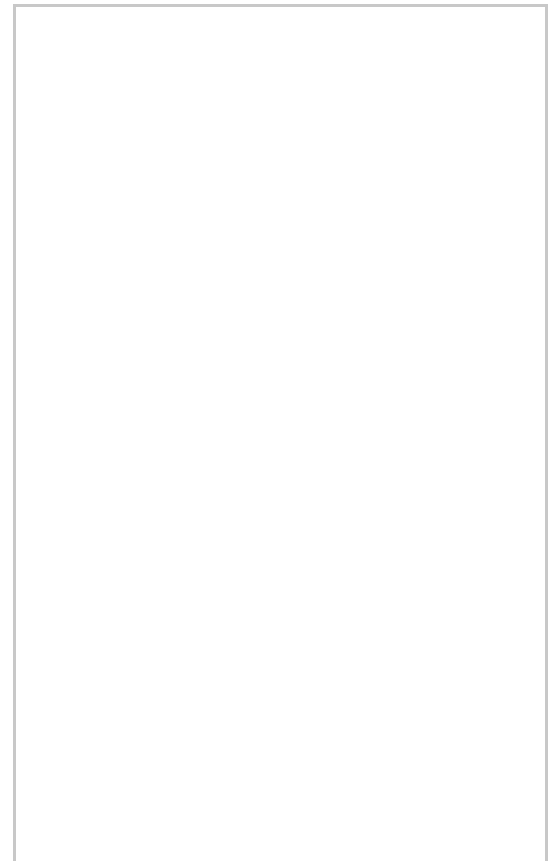
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the property are based on information supplied by the seller. The Agent has not sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

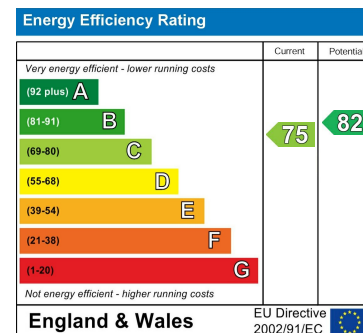
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Gloucester House, 29 Whitcombe Street, Aberdare, CF44 7AU

Tel: 01685 878000 Email: info@manningestateagents.co.uk <https://www.manningestateagents.co.uk>